095.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,000 / 1,054,000
					USE VALUE:	1,054,000 / 1,054,000
					ASSESSED:	1,054,000 / 1,054,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPOYAN ASHOT H
Owner 2:	BISHARYAN YELENA A
Owner 3:	
Street 1:	16 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERES JOSEPH -
Owner 2:	-
Street 1:	16 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,960 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Aluminum Exterior and 2020 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10960.000	529,800		524,200	1,054,000
Total Card	0.252	529,800		524,200	1,054,000
Total Parcel	0.252	529,800		524,200	1,054,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.78 | /Parcel: 521.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62176

GIS Ref

GIS Ref

Insp Date 11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0006.0

!7790!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	529,700	0	10,960.	524,200	1,053,900	1,053,900	Year End Roll	12/18/2019
2019	101	FV	396,200	0	10,960.	524,200	920,400	920,400	Year End Roll	1/3/2019
2018	101	FV	396,200	0	10,960.	449,300	845,500	845,500	Year End Roll	12/20/2017
2017	101	FV	396,200	0	10,960.	419,300	815,500	815,500	Year End Roll	1/3/2017
2016	101	FV	396,200	0	10,960.	359,400	755,600	755,600	Year End	1/4/2016
2015	101	FV	387,500	0	10,960.	322,000	709,500	709,500	Year End Roll	12/11/2014
2014	101	FV	387,500	0	10,960.	298,000	685,500	685,500	Year End Roll	12/16/2013
2013	101	FV	387,500	0	10,960.	284,200	671,700	671,700		12/13/2012

PRINT

Date	Time
12/10/20	22:23:54

LAST REV

Date	Time
06/21/19	11:05:50

apro

PAT ACCT. 7790

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERES JOSEPH,	56787-279		4/28/2011	Change>Sale	497,000	No	No		
SILVEY JOHN O &	41303-230		10/29/2003	Family	1	No	No		
	7829-594		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	62176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2011	696	Manual	5,000					REPL STAIRS
5/18/2011	457	Add Bath	8,000					&INSULATE & UPDATE
5/2/2011	362	Demoliti	2,000					
8/30/2005	779	Renovate	75,000			G7	GR FY07	INT & EXT RENOVATI

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
6/17/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
9/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10960		Sq. Ft.	Site		0	70.	0.68	4									524,159						524,200	

Total AC/HA: 0.25161 | Total SF/SM: 10960 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 524,159 | Spl Credit | Total: 524,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16980195
Const Adj.:	1.01223564
Adj $ / SQ:	148.014
Other Features:	135459
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650907
Depreciation:	121069
Depreciated Total:	529838

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

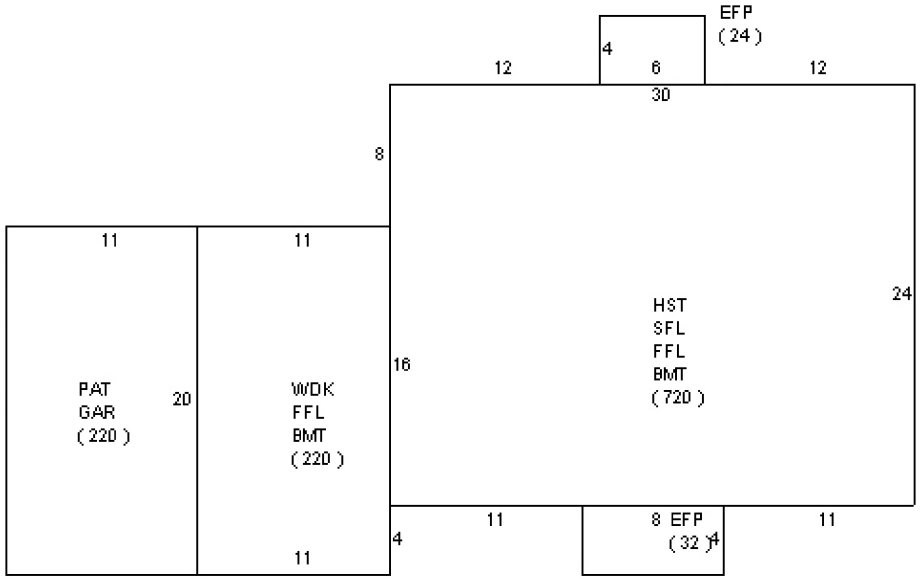
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.86
Special Features:	0	Val/Su Net:	144.12
Final Total:	529800	Val/Su SzAd	262.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	44.400	41,740
FFL	First Floor	940	148.010	139,134
SFL	Second Floor	720	148.010	106,570
HST	Half Story	360	148.010	53,285
GAR	Garage	220	26.690	5,871
PAT	Patio	220	4.000	881
WDK	Deck	220	10.670	2,348
EFP	Enclos Porch	56	73.490	4,115
	Net Sketched Area:	3,676	Total:	353,944
Size Ad	2020	Gross Are	4036	FinArea 2020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

095.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	